



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prime Carwash – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: October 20, 2023

MEETING DATE: October 24, 2023

GENERAL INFORMATION

Owner:

Fridley Properties LLC

Applicant:

1914 Ventures LLC

Request:

The applicant is requesting approval of a site plan for a commercial building.

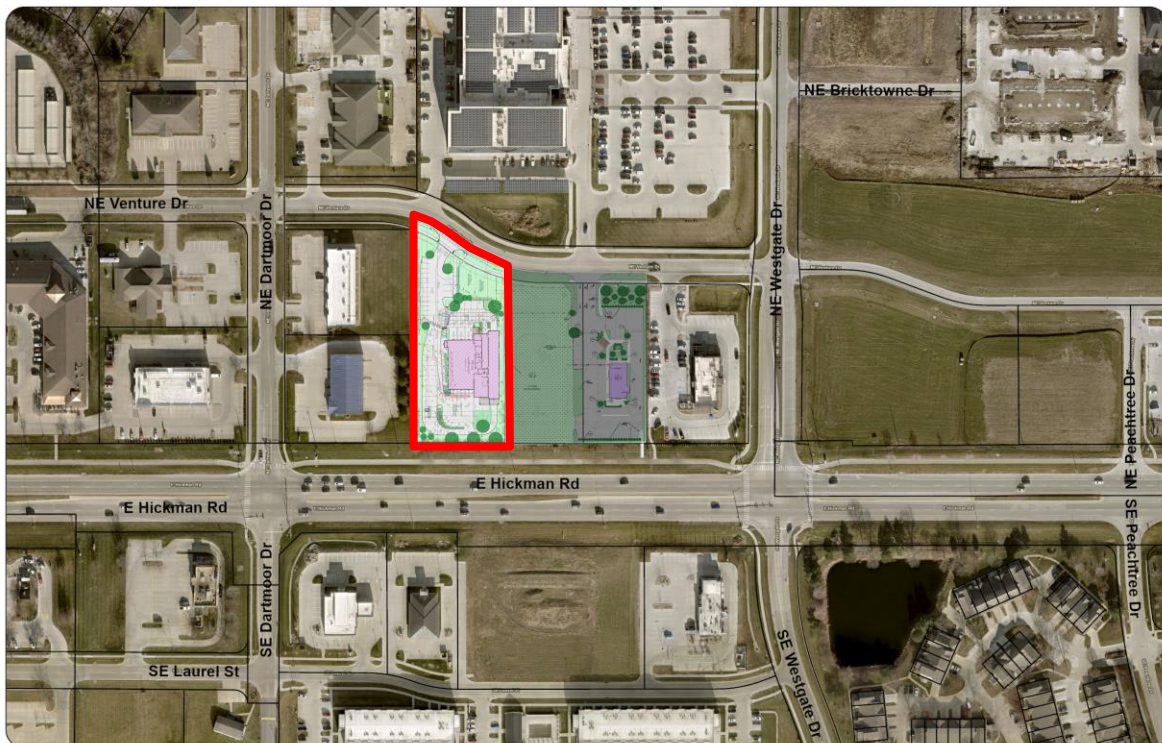
Location and Size:

Property is generally located north of Hickman Road and east of NE Dartmoor Drive, containing approximately 1.38 acres.

Property Address:

355 E Hickman Road

AREA MAP



ABOVE: Aerial of property identifying the proposed site plan (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Mixed Use	C-1B / PD-1 (Large-Scale Commercial District / Planned Development District)
North	The Palms Movie Theater	Mixed Use	C-1B / PD-1 (Large-Scale Commercial District / Planned Development District)
South	Commercial	Mixed Use	C-1 (Community and Highway Service Commercial District)
East	Vacant – Undeveloped	Mixed Use	C-1B / PD-1 (Large-Scale Commercial District / Planned Development District)
West	Commercial	Mixed Use	C-1 (Community and Highway Service Commercial District)

PROJECT DESCRIPTION

The project includes the construction of a single-story carwash building that is 11,000 square feet in area. The building is 33-feet in height at the highest point. The building includes one tunnel carwash lane and three lanes for detailing. The site includes a greeter station kiosk and canopy located at the southwest corner of the site.

A trash enclosure is proposed along the north side of the building and a monument sign is shown at the southeast corner of the site, along Hickman Road.

ACCESS AND PARKING

One access will be provided into the site off of NE Venture Drive.

A pedestrian connection will be provided into the site from the sidewalk along NE Venture Drive.

A total of 21 parking spaces are required for the proposed site plan. The total amount of parking proposed is 21 spaces including 1 accessible stall.

UTILITIES

This site will be serviced with all public utilities. Storm water detention is provided with a shared detention basin located at the north side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 34%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of CMU (colored concrete brick and split face CMU) and glass storefront. The trash enclosure will be constructed of the same materials as the building and the gate will be steel with composite wood slats.

There are a number of overhead doors on this building. All of the overhead doors facing Hickman Road will be full glass doors in accordance with the requirements of our Site Plan Ordinance.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Mixed Use. The Mixed Use classification provides a variety of uses that would serve the community and are located along key corridors.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance, Comprehensive Plan, and Planned Development. Staff recommends approval of the site plan for Prime Carwash subject to remaining staff comments.